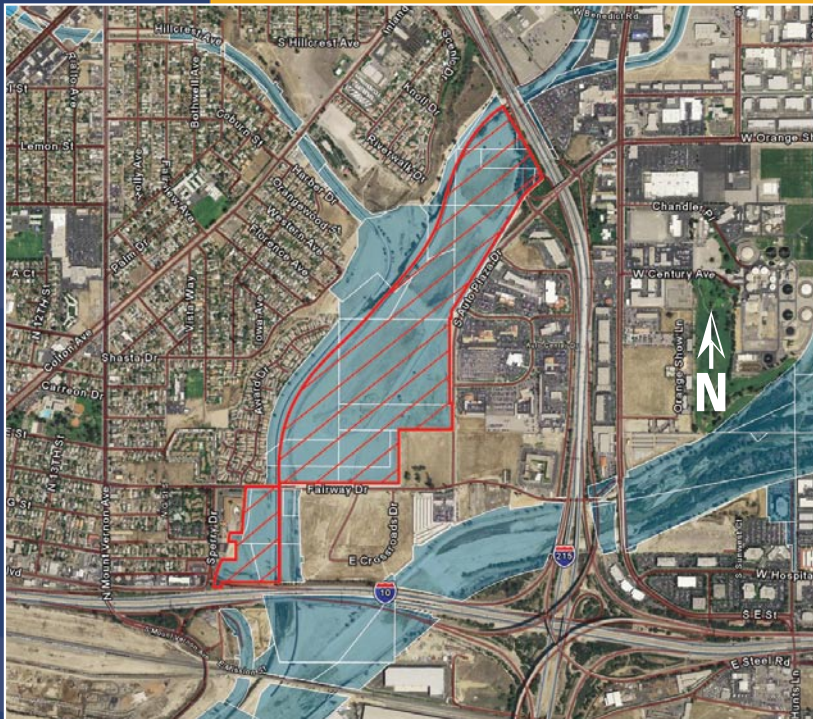


# THE COUNTY OF SAN BERNARDINO OPPORTUNITY, CALIFORNIA

## SAN BERNARDINO COUNTY-OWNED PROPERTY WARM CREEK

SOUTH AUTO PLAZA AND FAIRWAY DRIVES, COLTON & SAN BERNARDINO



The County of San Bernardino currently owns nearly 100 acres of developable land northeast of the confluence of Interstates 10 and 215 in the cities of Colton and San Bernardino. Located west of the auto center, the county will entertain development ideas for the area that include a mixed-use retail and office development. Freeway signage is negotiable. Residential housing abuts the site to the west.



### DEMOGRAPHICS\*

	ONE MILE	THREE MILE	FIVE MILE
Population (2007)	7,849	97,200	261,502
Projected Population (2012)	8,816	106,524	287,179
Employee Population	8,080	70,720	115,193
Average Income (2007)	\$44,330	\$51,499	\$50,164
Median Income (2007)	\$35,756	\$39,486	\$37,981
Average Age (2007)	26	28	28

\*ESRI 2007

### TRAFFIC COUNTS\*

Interstate 10 at North Mt. Vernon (east and west)	419,000
Interstate 10 at junction 215 (east and west)	437,000

\*average daily trips Caltrans

COUNTY OF  
SAN BERNARDINO



ECONOMIC DEVELOPMENT

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